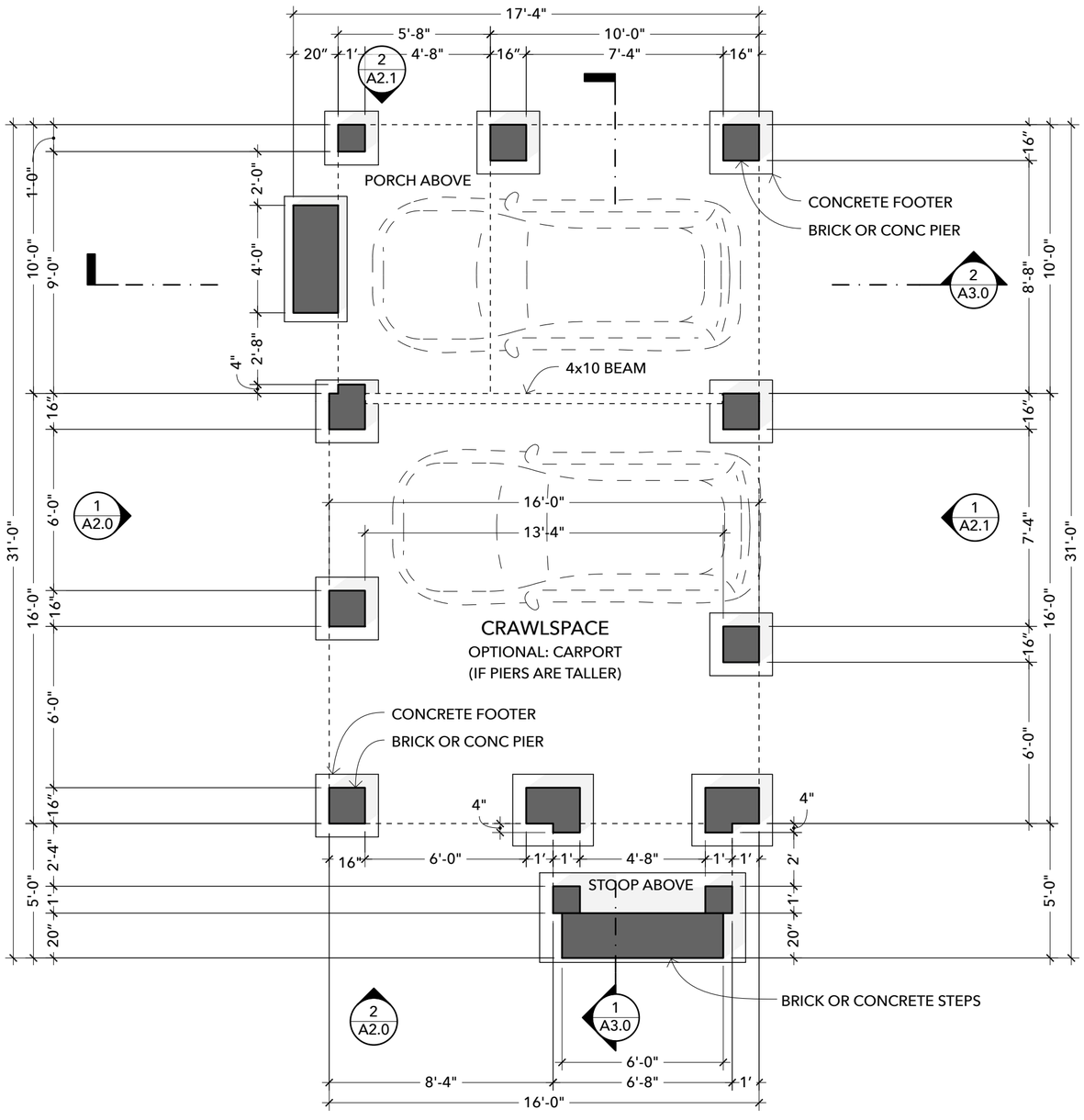
FOUNDATION PLAN NOTES

1. ALL FOUNDATION DESIGNS MUST BE ENGINEERED TO LOCAL CONDITIONS. THIS IS ONLY A TEMPLATE. MANY FACTORS MUST BE CONSIDERED FOR A COMPLETE WORK, LIKE SOIL TYPE, SEISMIC ISSUES, SLOPING TERRAIN, FLOODING, AND HEIGHT RESTRICTIONS.

2. OTHER FOUNDATION TYPES CAN BE USED, LIKE A BASEMENT, SLAB, OR PIERS.

3. DON'T USE CONCRETE WITH FAKE BRICK TEXTURE. PLAIN CONCRETE IS MUCH BETTER.

4. OVER THE PIERS, PROPERLY INSULATE AND VENTILATE THE FLOOR ASSEMBLY.



1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

ROOF PLAN NOTES

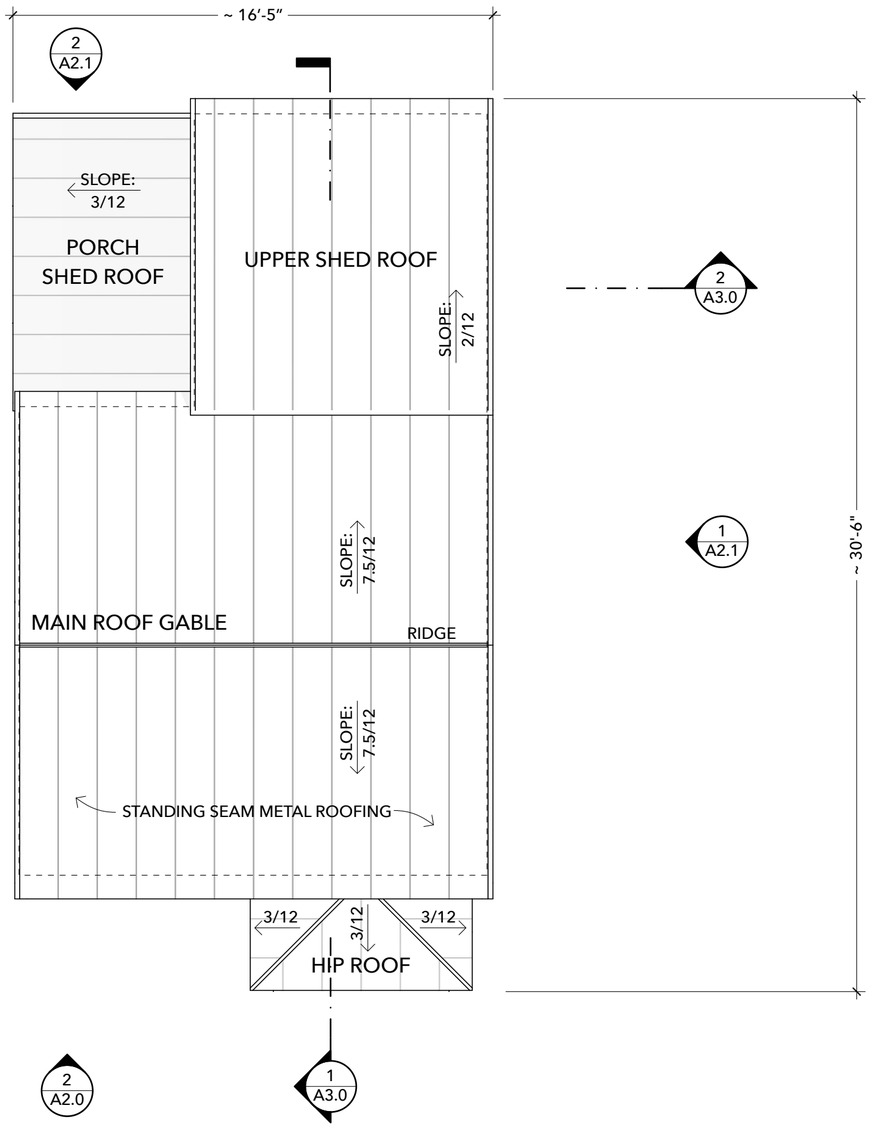
1. DATUMS ARE TO FINISH FLOOR OF MAIN LEVEL. HOUSE HEIGHTS ARE MEASURED IN MANY WAYS. THIS DESIGN WORKS WITH MOST 25-FOOT BUILDING HEIGHT LIMITS.

2. TO REDUCE ROOFING COSTS, REPLACE STANDING SEAM WITH 5V METAL PANELS.

3. ROOF DIMENSIONS ARE ROUGH, NOT PRECISE ENOUGH FOR CONSTRUCTION. DIMENSIONS IN BUILDING SECTIONS AND FLOOR PLANS TAKE PRECEDENCE.

4. ROOF HAS MANY APPROPRIATE MATERIAL OPTIONS, BUT WAREHOUSE-LOOKING METAL ROOFING (WITH RECTANGULAR CORRUGATIONS) SHOULD BE AVOIDED.

5. HIP ROOF AT FRONT PORCH LETS GUTTER WRAP BACK TO DOWNSPOUT AT WALL.



2 ROOF PLAN
SCALE: 1/4" = 1'-0"

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A DESIGN BY JAY OSBORNE

TINY FARMHOUSE

WITH REAR EXTENSION

2	**2024-01-30**	PATREON BLUEPRINTS (1ST DRAFT)
1	**2023-12-31**	RENDERINGS (DESIGN COMPLETE)
0	**2023-01-01**	CONCEPTUAL SCHEMATIC DESIGN

Thank you for supporting my work!

FOUNDATION/ ROOF
EXTENDED DESIGN

A1.0

FLOOR PLAN NOTES:

1. IF MORE THAN 3 RISERS ARE NEEDED AT PORCH STEPS, A HANDRAIL SHOULD BE PROVIDED (AS REQ'D BY CODE).

2. GUARDRAIL MAY BE REQUIRED AT PORCH IF DROP TO GROUND IS INCREASED TO MORE THAN 24-30" (SEE LOCAL REQ'TS).

3. NOTE THAT SOME DIMENSIONS ARE TO THE CENTER OF THE POSTS, OTHERS TO THE EDGES OF POSTS (& BEAMS THEY SIT ON OR HOLD UP).

DOORS

- (A) 36x84 9-LITE FRONT DOOR
- (B) 32x80 4-LITE BACK DOOR
- (C) 30x80 5-PANEL DOOR
- (D) 24x80 1-PANEL DOOR

WINDOWS

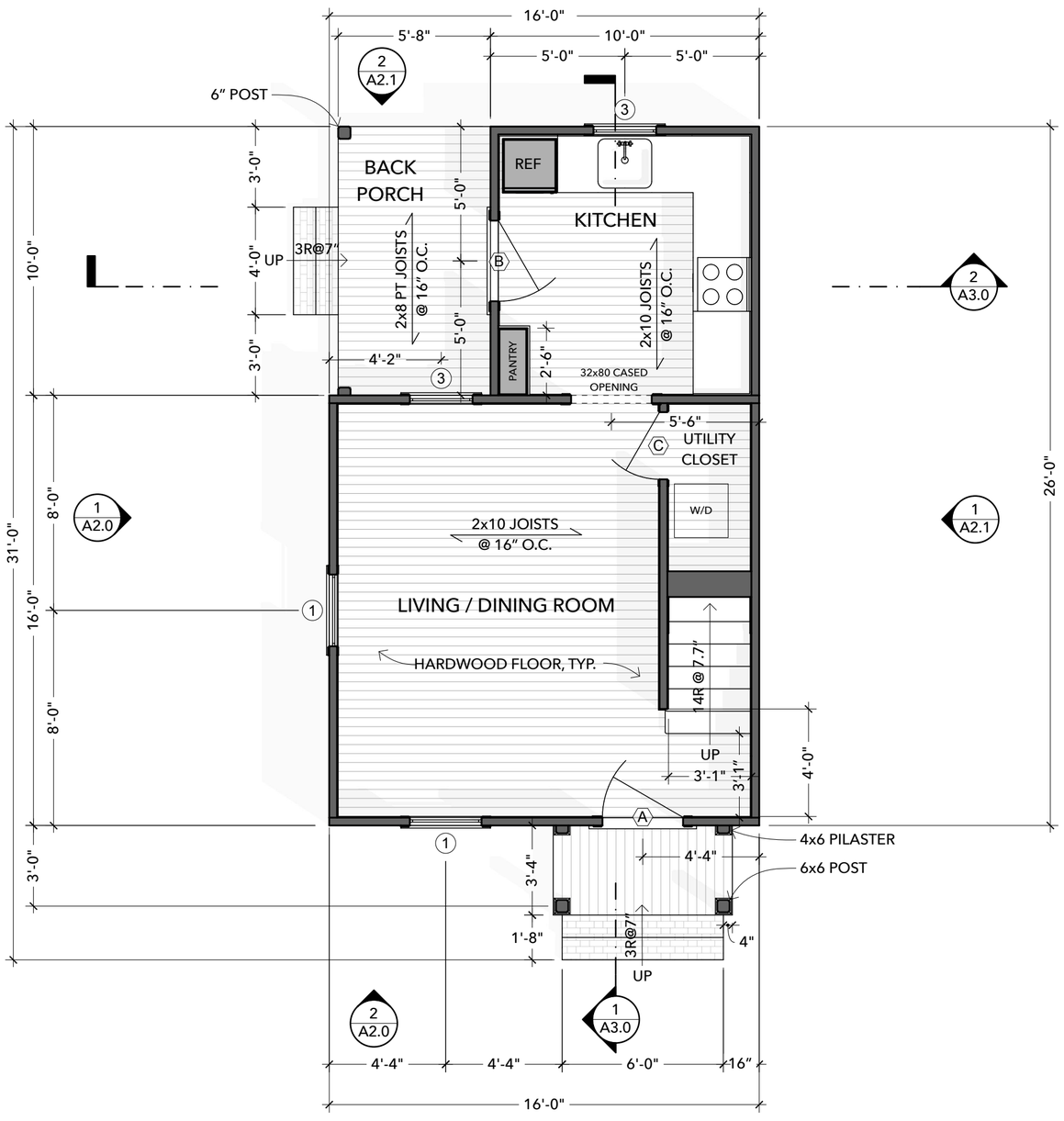
- (1) 32x72 DH 2/2 DIVIDED LITES
- (2) 32x60 DH 2/2 DIVIDED LITES
- (3) 24x48 DH 2/2 DIVIDED LITES

CEILING/ ELECTRICAL NOTES:

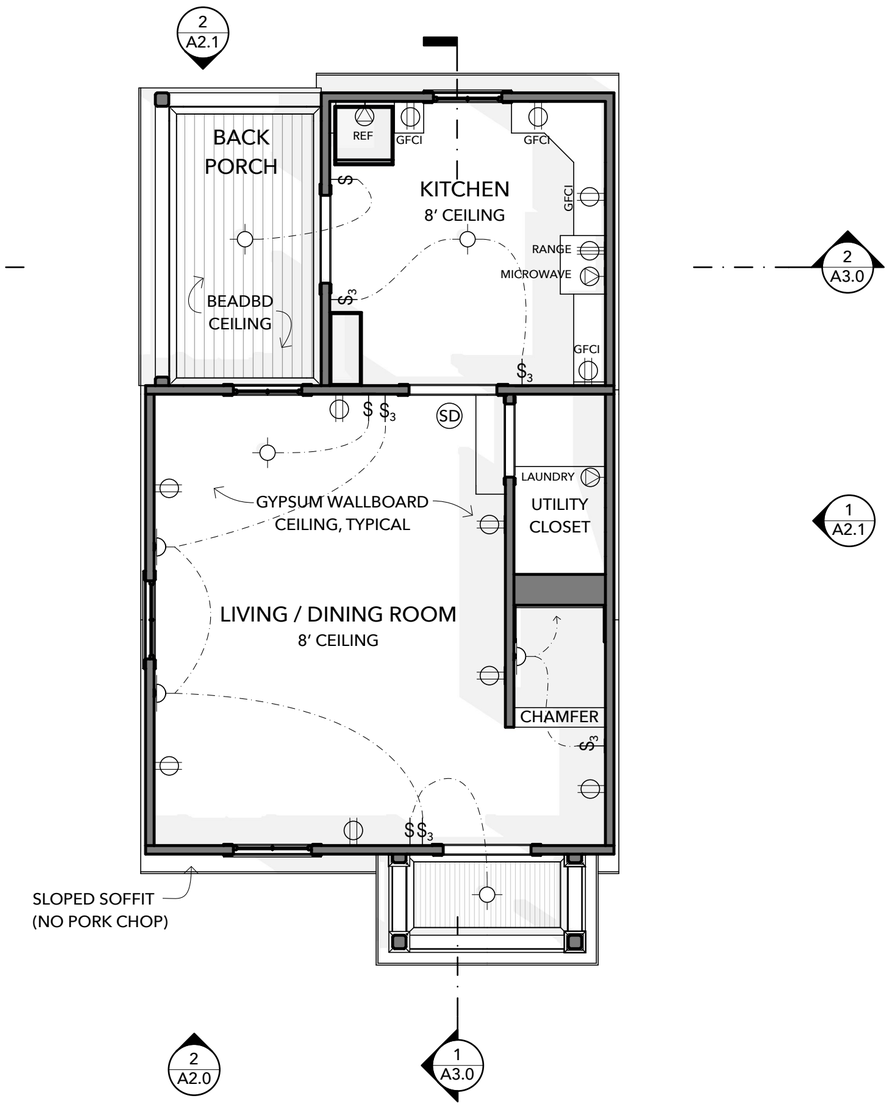
1. CEILING HEIGHTS ARE APPROXIMATE (+/- 1")

2. UTILITY ROOM CEILING SHALL BE FIRE-RATED WITH GYP BD SHEATHING

3. HEAD CLEARANCE AT STAIRCASE TO BE 80" MINIMUM



1 DOWNSTAIRS FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 DOWNSTAIRS CEILING & ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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TINY FARMHOUSE

WITH REAR EXTENSION

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0	**2023-01-01**	CONCEPTUAL SCHEMATIC DESIGN

Thank you for supporting my work!

DOWNSTAIRS PLANS
EXTENDED DESIGN

A1.1

FLOOR PLAN NOTES:

1. BEDROOM CLOSET AT RAISED PLATFORM (STAIRS) CAN BE OMITTED.

2. LINEN CLOSET (AT HALL) MAY INSTEAD BE A CHASE FOR DUCTWORK.

3. REAR BEDROOM CLOSET MAY BE REPLACED BY A WARDROBE.

4. FOR BETTER DAYLIGHTING, PLACE A SMALL WINDOW AT THE STAIRCASE LANDING (AT THE SIDE WALL).

DOORS

- (A) 36x84 9-LITE FRONT DOOR
- (B) 36x80 4-LITE BACK DOOR
- (C) 30x80 5-PANEL DOOR
- (D) 24x80 1-PANEL DOOR

WINDOWS

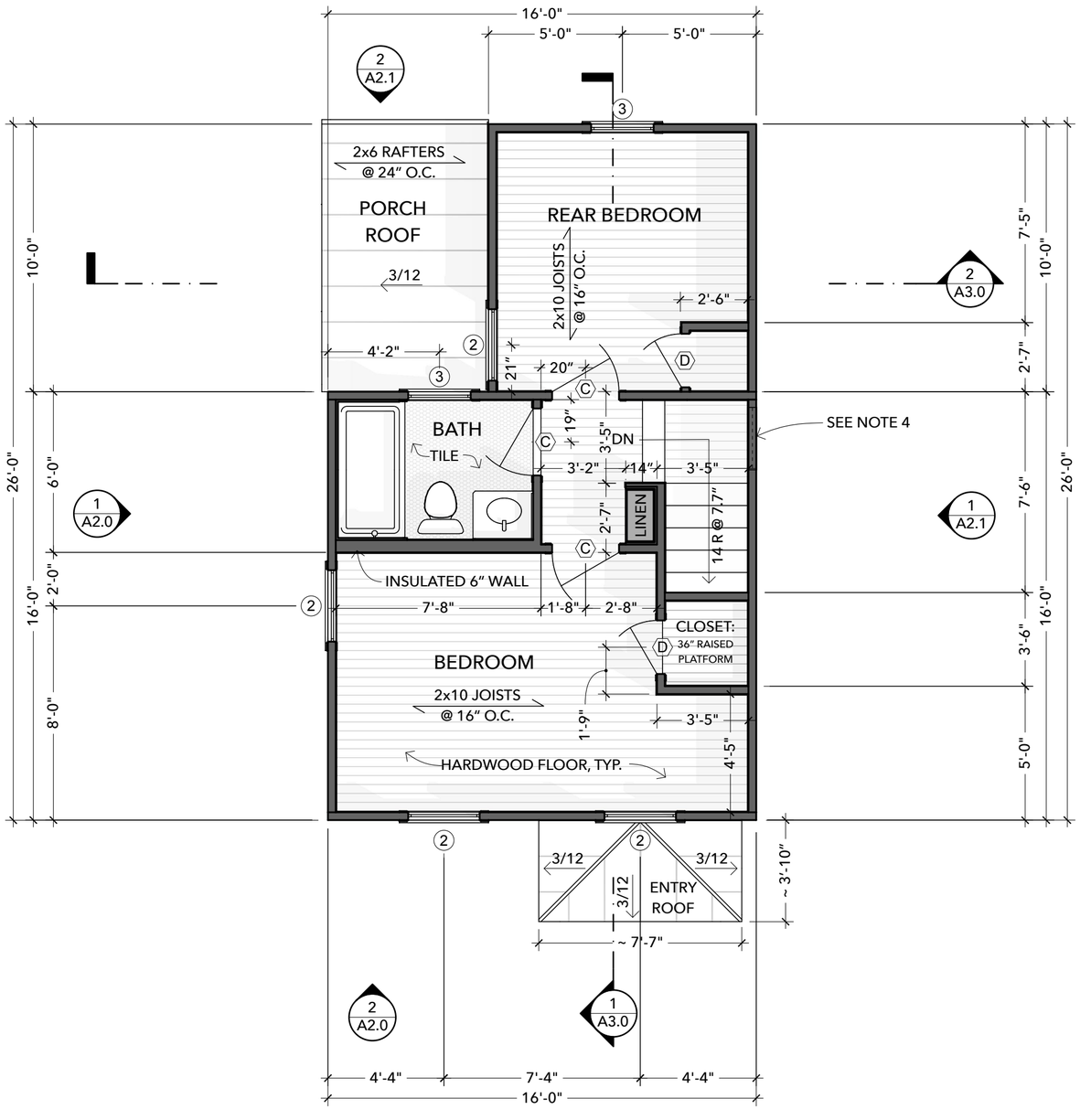
- (1) 32x72 DH 2/2 DIVIDED LITES
- (2) 32x60 DH 2/2 DIVIDED LITES
- (3) 28x48 DH 2/2 DIVIDED LITES

CEILING PLAN NOTES:

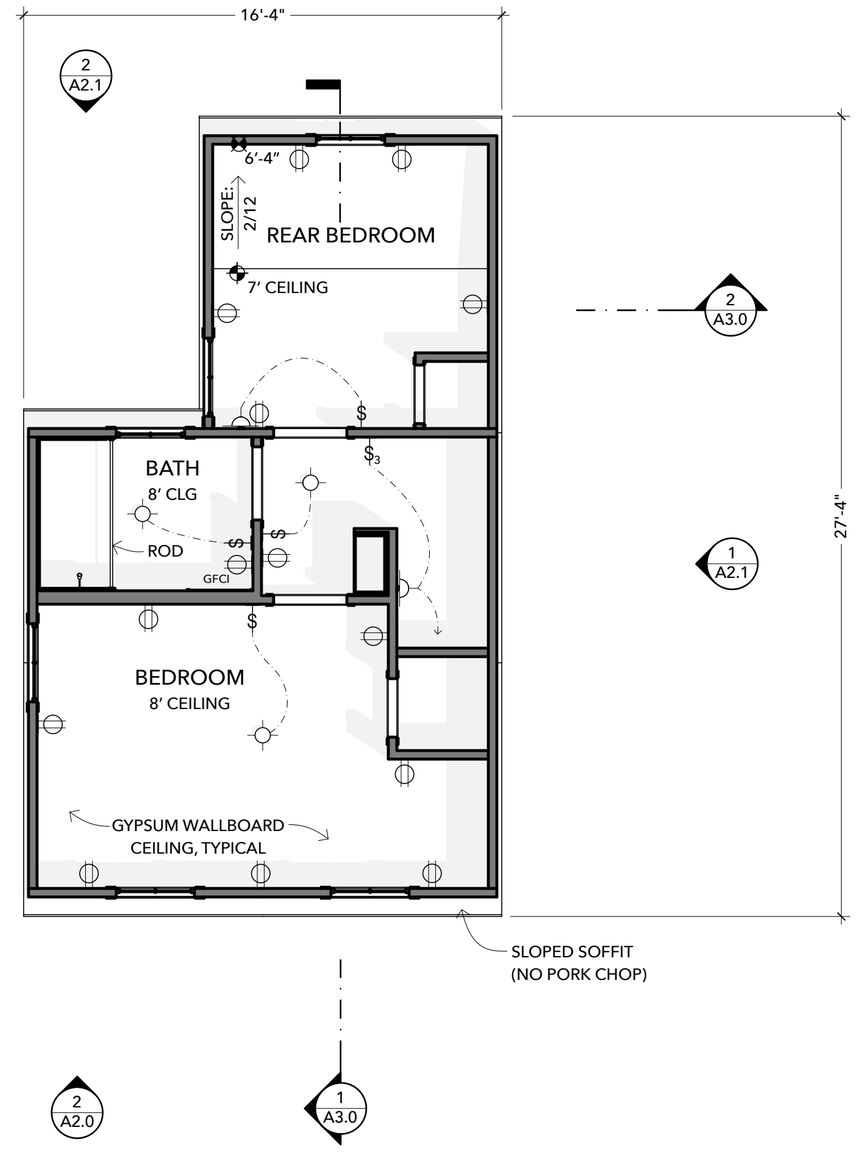
1. CEILING HEIGHTS ARE APPROXIMATE (+/- 1"). PRIORITIZE DIMENSIONS SHOWN IN SECTION DRAWINGS.

2. HEAD CLEARANCE AT STAIRCASE TO BE 80" MINIMUM

3. AT LEAST 50% OF BEDROOM AREA MUST HAVE 7' MIN CEILING HEIGHT. THE REAR BEDROOM CAN HAVE HIGHER CEILING IF IT WERE BUILT WITH AN INTERSECTING GABLE ROOF (RATHER THAN THE SHED ROOF).



1 UPSTAIRS FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 UPSTAIRS CEILING & ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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TINY FARMHOUSE

WITH REAR EXTENSION

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0 **2023-01-01** CONCEPTUAL SCHEMATIC DESIGN

Thank you for supporting my work!

UPSTAIRS PLANS
EXTENDED DESIGN
A1.2

ELEVATION NOTES

1. DATUMS ARE TO FINISH FLOOR. HOUSE HEIGHTS ARE MEASURED IN MANY WAYS, BUT THIS DESIGN VARIATION WORKS WITH MOST 25-FOOT BUILDING HEIGHT LIMITS.

3. WINDOW SHUTTERS SHALL BE OPERABLE. TACK-ON VINYL SHUTTERS ARE STRICTLY FORBIDDEN, BECAUSE THE HOUSE WOULD LOOK BETTER WITH NO SHUTTERS AT ALL.

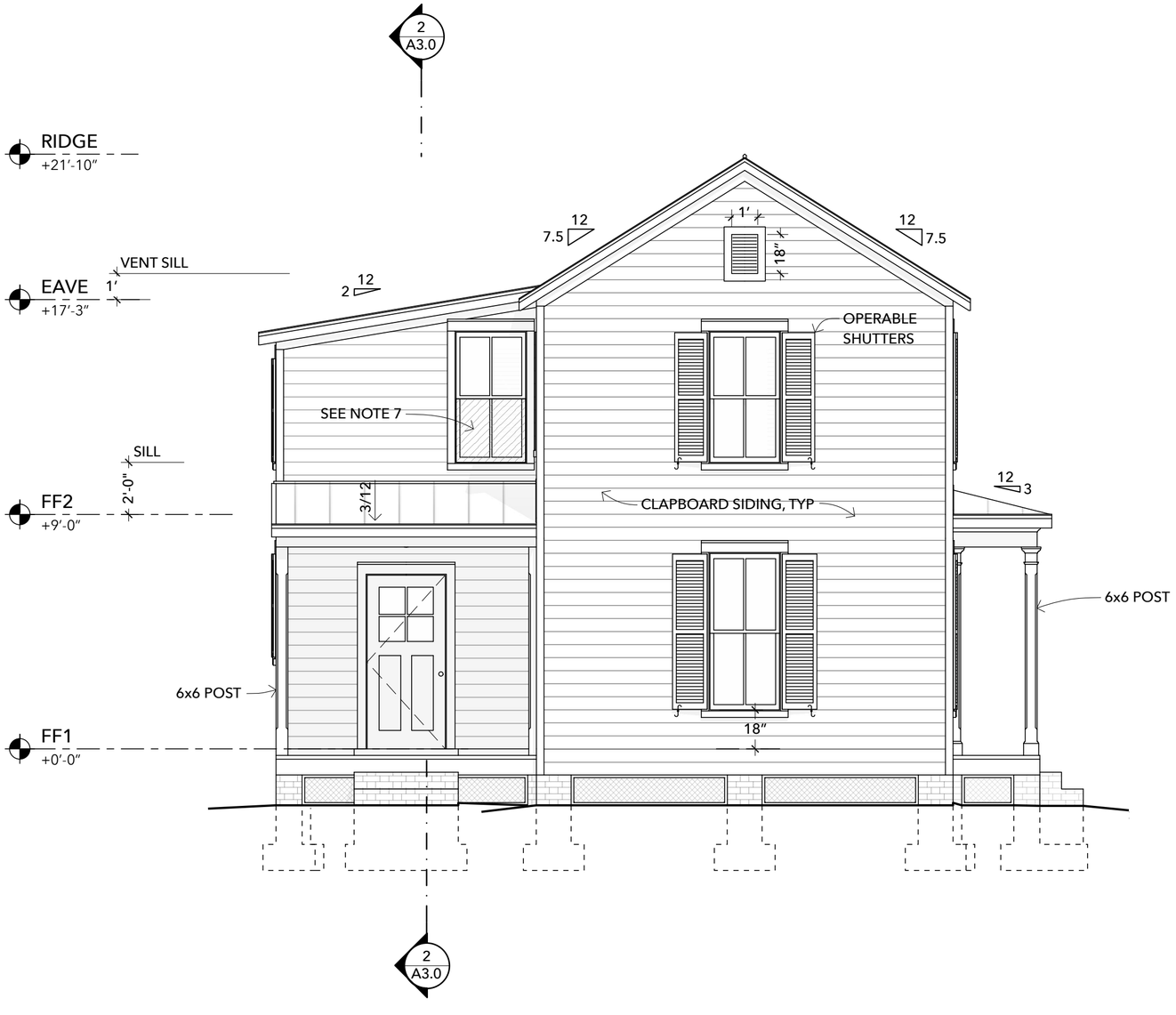
4. DON'T USE VINYL SIDING. IT'S IMPOSSIBLE TO MAKE SNAP-IN-PLACE, FLIMSY VINYL LOOK LIKE SOLID WOOD SIDING. VINYL SIDING USUALLY ENDS UP IN A LANDFILL.

5. TO REDUCE ROOFING COSTS, CONSIDER 5V METAL ROOF PANELS. AVOID ASPHALT.

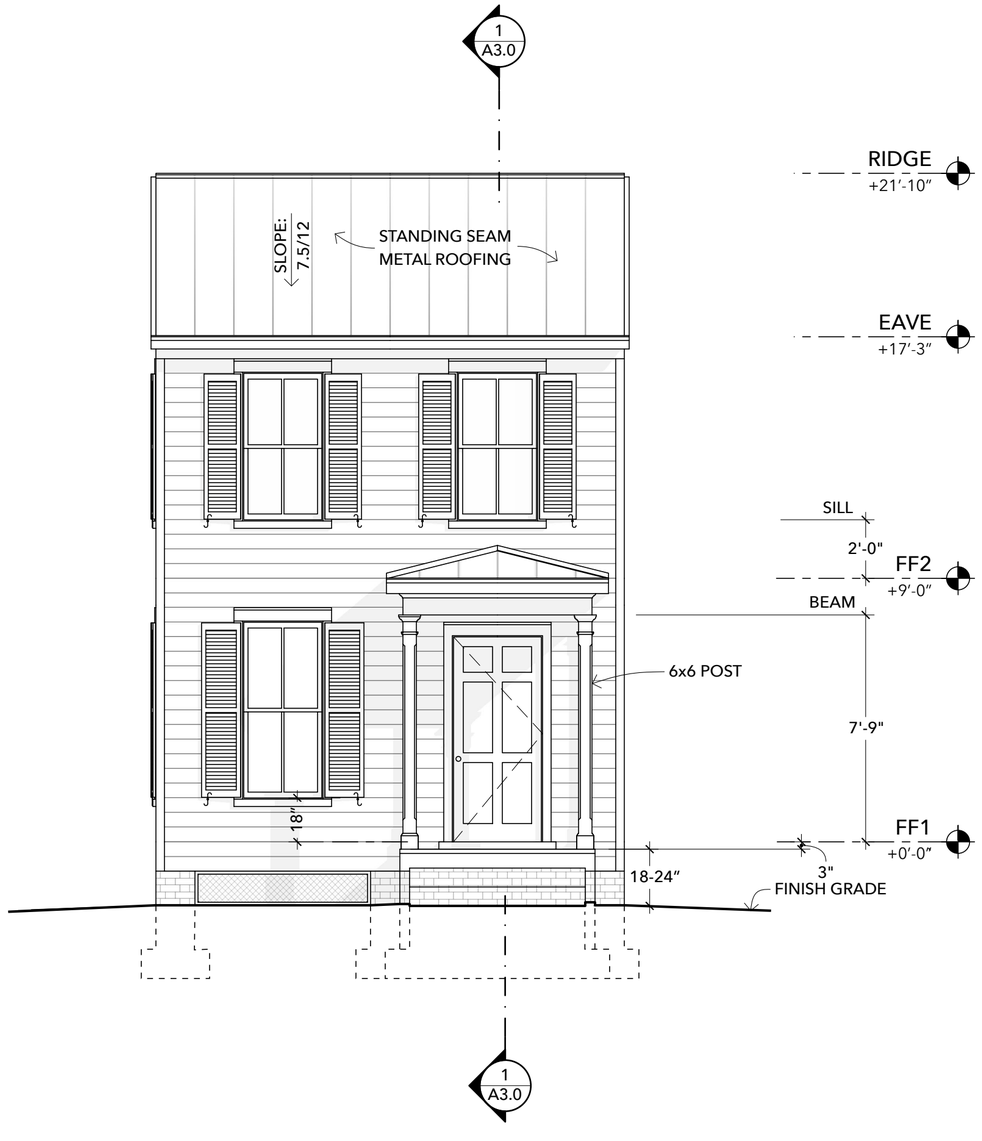
6. AT THE FOUNDATION, DON'T USE CONCRETE MOLDS WITH A FAKE BRICK TEXTURE.

7. REAR BEDROOM WINDOW IS JUST LARGE ENOUGH FOR EMERGENCY EGRESS.

8. IF HIGH DROP TO GROUND, WINDOW SILLS NEED TO BE >24" ABOVE FLOOR.



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"

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TINY FARMHOUSE

WITH REAR EXTENSION

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Thank you for supporting my work!

FRONT ELEVATIONS
EXTENDED DESIGN

A2.0

ELEVATION NOTES

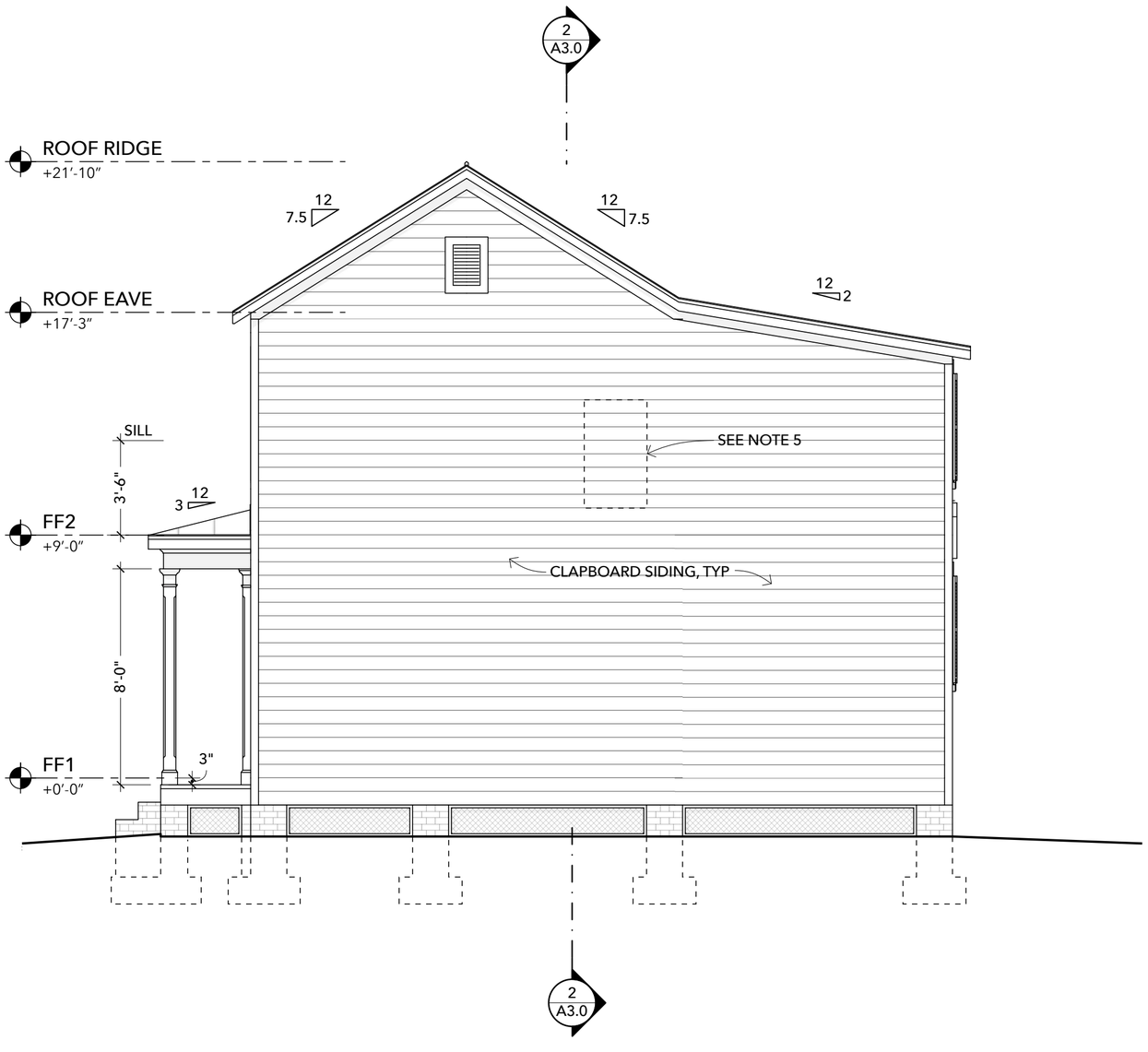
1. SECTION DIMENSIONS TAKE PRECEDENCE, WHEREVER PRECISION IS DEMANDED.

2. RAILING AT PORCH MAY NOT BE REQUIRED IF THE DROP TO THE GROUND IS SHORT ENOUGH. BUILDING CODES USUALLY SPECIFY 30", BUT THIS VARIES BY JURISDICTION.

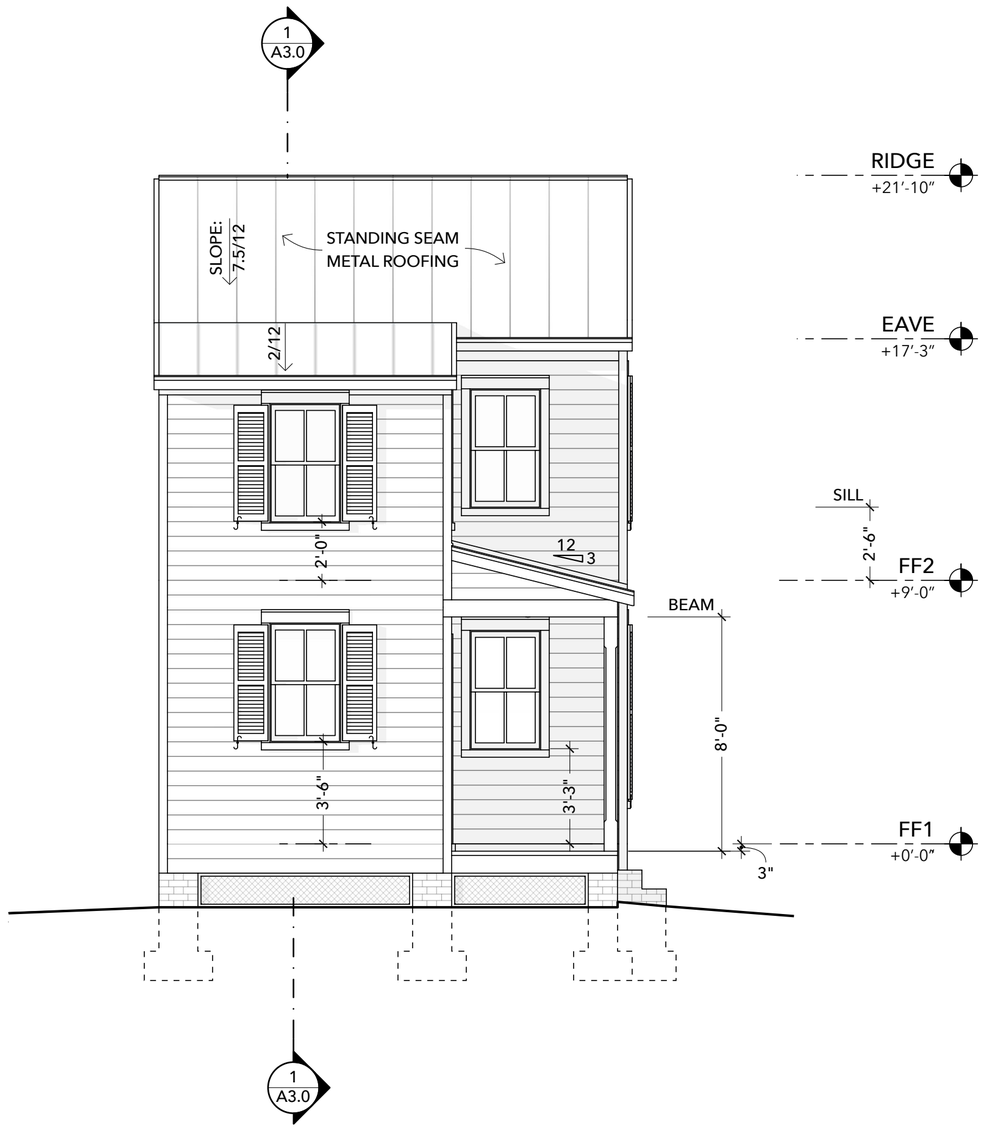
3. IF 3 OR FEWER STEPS FROM PORCH TO GROUND, HANDRAIL MAY NOT BE NEEDED.

4. IF HIGH DROP TO GROUND, WINDOW SILLS MAY NEED TO BE >24" ABOVE FLOOR.

5. WINDOWS ON EAST SIDE CAN BE ADDED IF FAR ENOUGH AWAY FROM THE PROPERTY LINE. THIS CAN IMPROVE THE DAYLIGHTING AND CROSS BREEZES.



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION (REAR)
SCALE: 1/4" = 1'-0"

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REAR ELEVATIONS
EXTENDED DESIGN
A2.0

SECTION NOTES

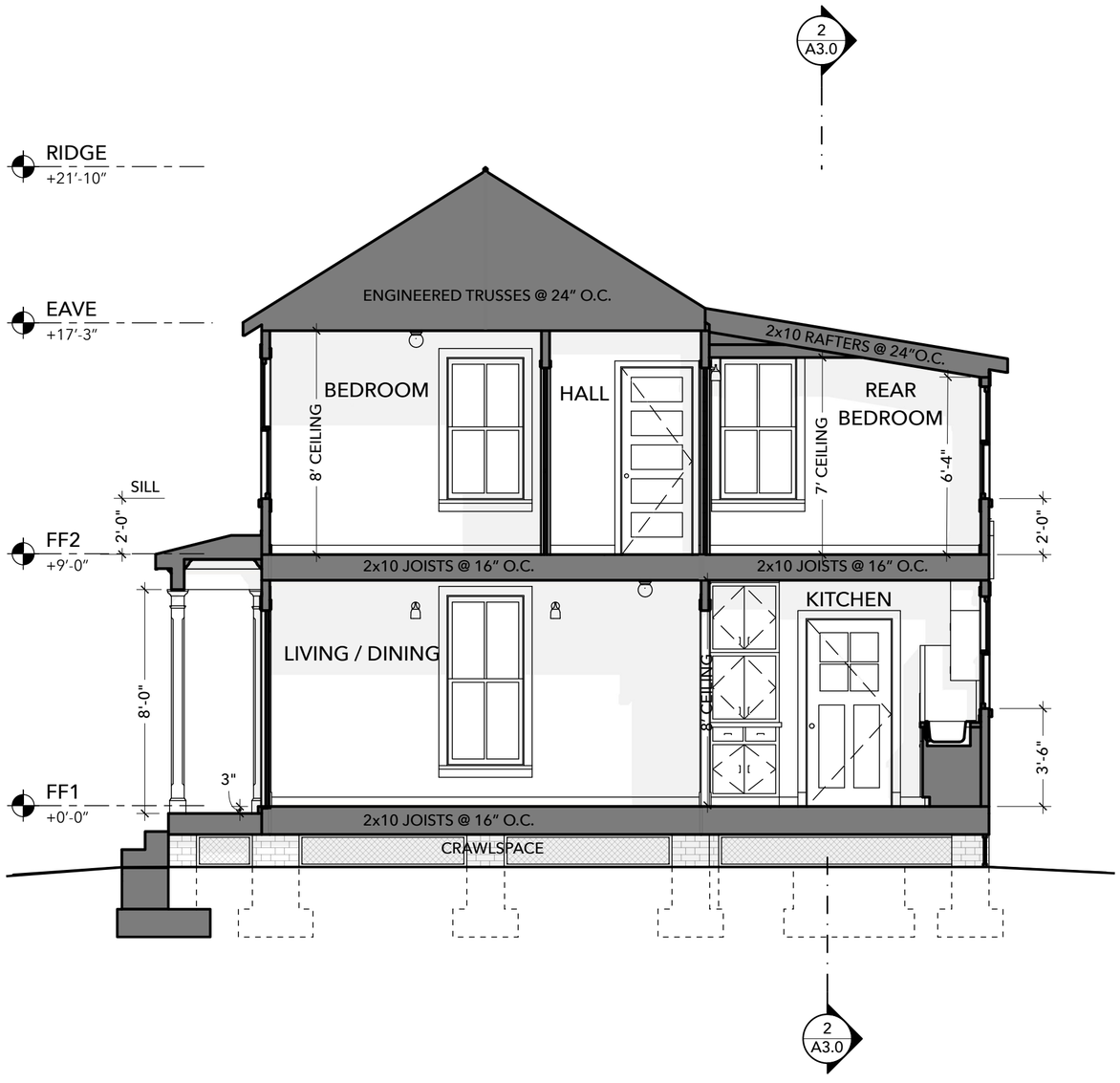
1. SEE TYPICAL SECTION DETAIL ON SHEET AX.X.

2. FOUNDATION TO BE ENGINEERED BASED ON SITE-SPECIFIC REQUIREMENTS

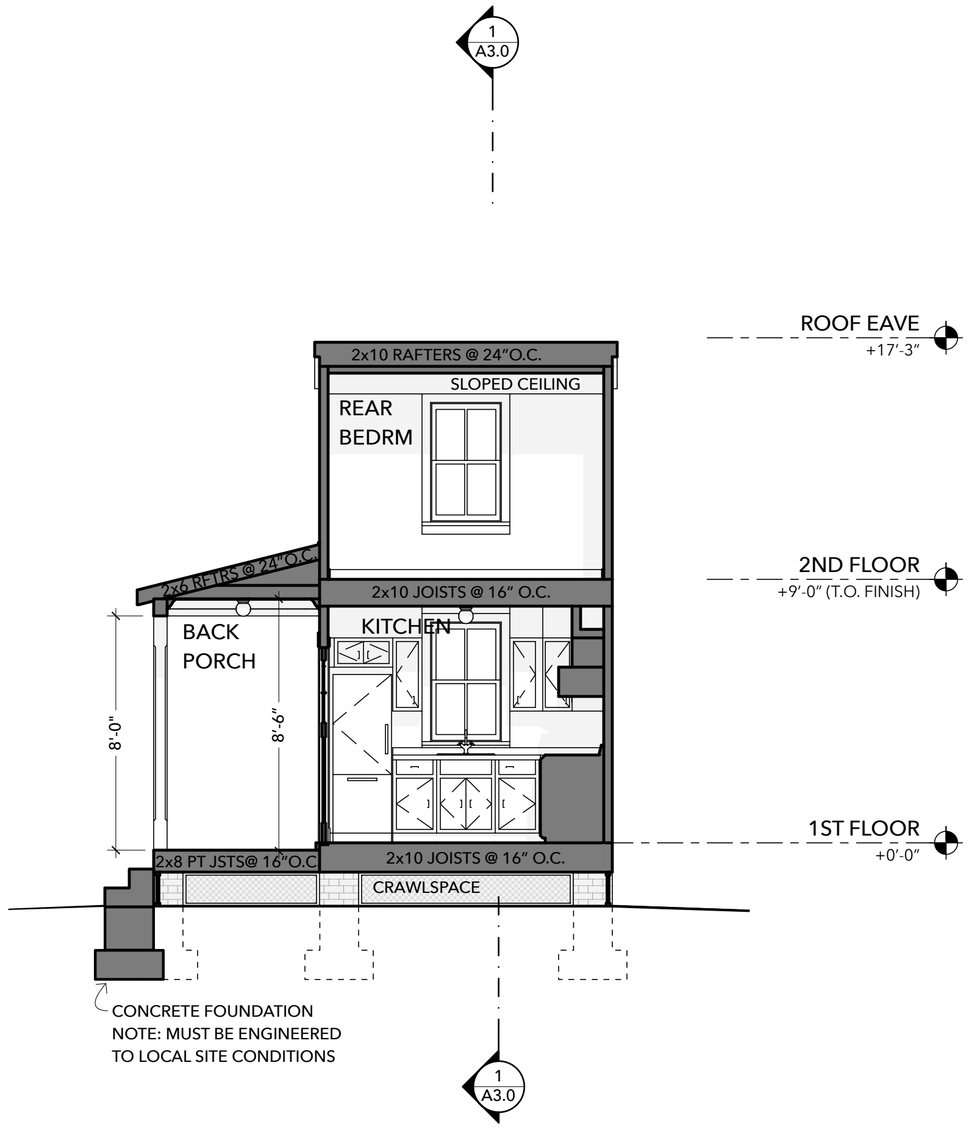
3. CHAMFER AT STAIR IS USED TO MAINTAIN 80" MIN HEAD CLEARANCE.

4. RAILING AT UPPER PORCH HAS EXTENSIONS, TO PRESERVE SEATED SIGHTLINES.

5. WALLS AND CEILINGS AT UTILITY CLOSET TO BE 1HR FIRE-RATED (TYPE X GYP BD).



1 TRANSVERSE SECTION
SCALE: 1/4" = 1'-0"



2 LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"

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SECTION VIEWS
EXTENDED DESIGN
A3.0